



Office of the City Clerk

City Hall
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Legislation Text

File #: O2021-1208, **Version:** 1

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the CI-1 Neighborhood Commercial District symbols and indications as shown on Map No.13-K in the area bounded by

The alley next northwest of and parallel to North Elston Avenue; a line 106.38 feet northwest of and parallel to North Kilbourn Avenue; North Elston Avenue; and a line 136.38 feet northwest of and parallel to North Kilbourn Avenue,

to those of a CI-3 Neighborhood Commercial District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property:

Final for Publication

NARRATIVE AND PLANS FOR THE PROPOSED VOLUNTARY TYPE 1 REZONING AT

4865 N. Elston Ave., Chicago, TL 60630 39th Ward

The Applicant intends to change the zoning from the existing CI-1 to a CI-3 to erect a new 3 story building with commercial and residential components that are situated on a rectangular lot measuring 3,750 sq. ft. There will be 4 dwelling units with 4 accommodating parking spaces. The building height will be approximately 36 feet. This establishment is described as:

ZONING: CI-3

LOT AREA: 3,750 SF

MIN. LOT AREA PER DWELLING UNIT: 937.5 SF

COMMERCIAL SPACE AREA (25% OF 3,750 SF-» 937.5 SF): PROPOSED 965 SF

FLOOR AREA RATIO: 2.26

1st FLOOR AREA: 3,060 SF

2nd FLOOR AREA: 2,700 SF

3rd FLOOR AREA: 2,700 SF

OFF-STREET PARKING: 4

FRONT SETBACK: 5 FT

REAR SETBACK: 18 FT COMMERCIAL GROUND FLR / 30 FT RESIDENTIAL UPPER SIDE

SETBACK: OFT BUILDING HEIGHT: 36FT

Attachments included.